



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position on a no-through road within walking distance of the town centre, its amenities, and the two schools.

A Spacious Three-Bedroom Detached House with Mains Gas Central Heating, uPVC Frame Double Glazing, Nearly New Shower Room, Fitted Kitchen and Large Conservatory.

**1 PEAR TREE CLOSE
BROMYARD
HR7 4BH**



Comprising

Reception Hall, Cloakroom, 23' Lounge/Dining Room, Conservatory, Kitchen, Utility, Landing, Three Bedrooms, Shower Room, Attached Garage, Paved Parking Area, Attractive Private Gardens on Three Sides. EPC – C

Offers in the region of £289,950

NEW PRICE

1 Pear Tree Close, BROMYARD HR7 4BH

1 PEAR TREE CLOSE is in an elevated corner position facing a peaceful no-through road. It is within walking distance of the town centre, all its amenities, the primary and secondary schools.

This spacious house has full mains gas fired central heating from a combi-boiler (approx. 4 years old) to radiators, most of which have thermostats, uPVC frame double glazed windows and external doors and fitted kitchen.

The large conservatory, off the dining area, has windows (not double glazed) on three sides with sliding doors to a decking patio.

Outside there is a large brick paved car parking area, an attached garage and attractive private gardens with decking areas and timber workshop/store.

The accommodation, with approximate measurements, comprises:-

Front door with coloured leaded light upper panel to

RECEPTION HALL



with board style floor, radiator, cupboard with shelves, window to floor level facing front drive.

CLOAKROOM



WC, hand basin, tiled floor, radiator, medicine cabinet, fully tiled walls and window.

LOUNGE/DINING ROOM (23'7" x 9'7" av.)



Laminate floor, two radiators, five wall lights, picture window to floor level facing front,



window and glazed door to

CONSERVATORY (24'0" x 10'1")



of timber frame on brick walls with double uPVC frame double glazed doors and polycarbonate oblique roof, light and power points. This room faces the rear and side gardens.

KITCHEN (9'9" x 8'1")



Range of base and wall units with light maple fronts of cupboards and drawers, space and point for gas cooker with chimney style extractor over, spaces for appliances, work surface with tiled splashback, inset stainless steel sink and mixer tap. Tiled floor, window to conservatory and arch to

UTILITY (6'9" x 5'10")



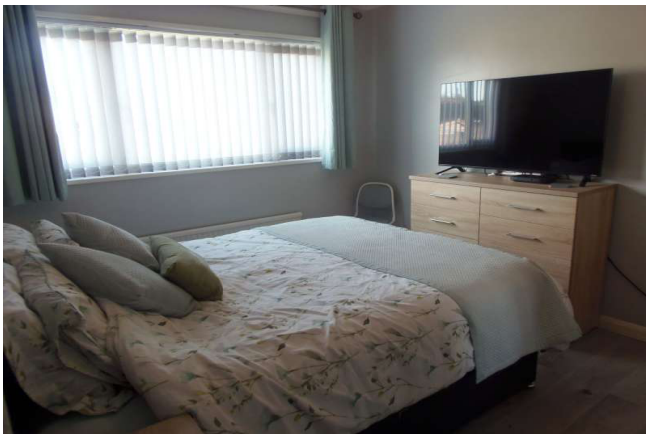
Base and wall units to match kitchen of base and wall cupboards, spaces for appliances, worktop with tiled splashback, inset stainless steel sink and mixer tap. Tiled floor, radiator, inset space for freezer and shelf over, window and part glazed door to side path.

Carpeted stairs from the hall with side window to

LANDING Fitted carpet, access to insulated loft space with some boarding.

AIRING CUPBOARD with gas fired combi-boiler and shelves.

BEDROOM 1 (11'9" x 10'9" max. meas.)



Board style laminate floor, radiator, wide window to front.

BEDROOM 2 (11'4" x 10'9" max. meas.) Board style laminate floor, radiator, door to built-in wardrobe.



Wide window to rear with views to Bromyard Downs.

BEDROOM 3 (12'5" x 6'9")



Board style laminate floor, radiator, double doors to built-in wardrobe with hanging rail and shelf, window to rear with view to Bromyard Downs.

FAMILY SHOWER ROOM (7'4" x 7'2")



White suite of hand basin set on a vanity unit with mixer tap and illuminated mirror over, WC,



shower cubicle with sliding glazed doors, wet board walls and power shower. Tile style vinyl floor, ladder style towel rail/radiator, fully tiled walls and a window.

ATTACHED GARAGE (15'8" x 8'6") This has been divided by a removable partition with door. Workroom area with up and over door, hot and cold taps, light and power points. Inner room with light, power points.

OUTSIDE

Wide entrance to brick paved **DRIVE/PARKING AREA** for several cars, painted board fence to one side. A low wrought iron fence with gate to path, front door and side garden.

SIDE GARDEN



This is bounded by a high trimmed laurel hedge for privacy and comprises lawn,



decking area and



timber **GARDEN/STORE SHED.**

REAR GARDEN



This is bounded by high hedges and comprises lawn, raised border and, outside the conservatory, a raised decking area with timber balustrade fence.

Wide path to side of house of paving, low door to store area and wooden door to parking area.

SERVICES

Mains electricity, gas, water and drainage.

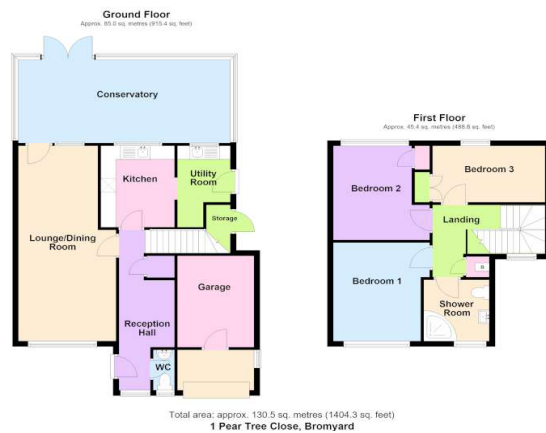
COUNCIL TAX BAND - C

DIRECTIONS

From High Street, turn left in front of the community centre, proceed up Old Road and take the third turning on the right into Firs Orchard. At the T-junction, turn left and then first left into Pear Tree Close. The property is the first on the left.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003387

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.